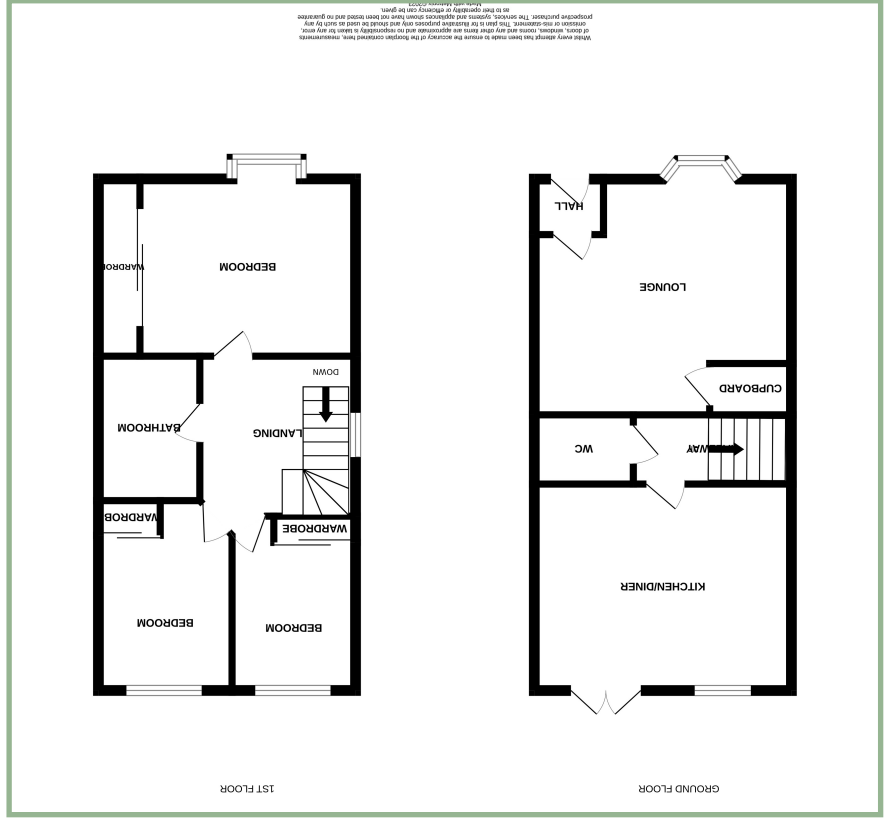


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Score	Energy rating	Current	Potential
92+	A	93 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Modern Three Bedroom Semi-Detached House

## Description

A light and well planned three bedroom modern semi detached home built by Beech Homes in 2019 with energy efficiency in mind. Located close to the link road to Llandudno and for easy access to the primary school, shops and the A55.

The accommodation comprises: Entrance hall, lounge with store cupboard, inner hallway with W.C. Kitchen/diner with 4 ring gas hob, electric oven, space for a fridge/freezer and space and plumbing for a washing machine. There is also plumbing and electrics in place to install a dishwasher. From the dining area there are patio doors onto the rear garden and two storage cupboards, one of which houses the hot water cylinder. To the first floor: Landing, master bedroom with built in mirrored wardrobes, two further bedrooms with built in wardrobes and bathroom. UPVC double glazing and gas fired Worcester boiler with the addition of solar panels to heat the hot water. There is an air recirculation system and integrated blue tooth speaker system. The loft is fully boarded with a drop down ladder.

To the outside there is a block paved driveway with parking for two vehicles and a side gate providing access to the south facing rear garden which has a flagged seating area, lawned area and a timber shed with electric. There is an additional allocated parking space for number 8 which is located around the corner (4th space in from the left).

- ✓ WELL PLANNED MODERN THREE BEDROOM SEMI DETACHED HOME
- ✓ SOUTH FACING REAR GARDEN
- ✓ PARKING FOR THREE VEHICLES
- ✓ ENERGY EFFICIENT HOME WITH SOLAR PANELS
- ✓ CONVENIENT LOCATION IDEAL FOR ACCESS TO LINK ROAD & A55

## Hall

3' 10" x 2' 11" 1.17m x 0.88m

## Lounge

14' 2" x 13' 1" 4.31m x 3.99m



## Cloakroom

4' 3" x 3' 10" 1.29m x 1.17m

## Kitchen/Diner

14' 1" x 11' 6" 4.29m x 3.60m



## Landing

10' 7" x 8' 2" 3.22m x 2.49m

## Bedroom One

12' 4" x 9' 9" plus built in wardrobes 3.76m x 2.97m



## Bedroom Two

9' 8" x 6' 5" 2.94m x 1.95m



## Bedroom Three

10' x 7' 4" 3.05m x 2.23m

## Bathroom

7' 11" x 5' 6" 2.41m x 1.67m



## Location

The property is situated in a most convenient location close to Llandudno Junction and Deganwy, with a variety of local shops and schools, and is on a bus route and main railway line. It is located midway between Llandudno and Colwyn Bay and is within easy access of the A55 dual carriageway.

## Directions

From our Conwy office go over the bridge and straight on at the roundabout for Llandudno Junction. Proceed to turn left onto Victoria Drive. At the end of Victoria Drive, turn right onto Marl Lane. Llys Wynne is the second left, where you will see the newbuild development. Proceed straight, and number 8 can be found on your left hand side.

Council Tax Band: C (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: A

## 3 Bedroom Semi-Detached House

8 LLYS WYNNE  
LLANDUDNO JUNCTION  
CONWU  
LL31 9HD

£270,000

Reference Number: FP7842

Fletcher & Poole,  
3 Lancaster Square,  
Conwy, LL32 8HT

Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

tel: 01492 583100  
fax: 01492 583616  
email: [conwy@fletcherpoole.com](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)

